



Gateway

FORT HANCOCK REQUESTS FOR PROPOSALS

BE A PIONEER.

Create a new, vibrant community at historic Fort Hancock. This fall, the National Park Service seeks leaseholders for six former Army buildings in Gateway National Recreation Area's Sandy Hook Unit, located in Monmouth County, New Jersey. Phase 1 will preserve these buildings through adaptive reuse, serving visitors and the local community with residences, lodging and not-for-profit organizations.



In the fall of 2014, the park will begin its Pilot Program for Fort Hancock, issuing three Requests for Proposals (RFPs) for three types of building uses.



NOT-FOR-PROFITS: COMMERCIAL/EDUCATION AREA

A competitive solicitation will be issued to allow two non-profit organizations to rehabilitate facilities in support of activities and programming consistent with the park's mission and values. *(See map on reverse for areas.)*

BED-AND-BREAKFASTS: BUILDINGS 6 & 27

Responses may include plans for both Buildings 6 and 27, plans for either one of the two, or any combination of Buildings 6 or 27 with any other building/s within the designated area for B&B/lodging. *(See map on reverse.)*

RESIDENCES/OFFICES & **RESIDENCES: BUILDINGS 8-17**

A total of two buildings are available. Applicants can select any single structure on "Officers Row" within Buildings 8-17. Lieutenants, captains and their families lived here, with porches facing the sunset over the bay.

Keep up with what's happening to preserve Fort Hancock!
Visit www.forthancock21stcentury.org



A total of six buildings are available for lease in the Pilot Program. In future phases, the National Park Service plans to lease a total of 33 of the fort's 110 historic structures. Buildings were constructed by the US Army from the late 1800s to the mid-1900s. The Fort Hancock and Sandy Hook Proving Ground National Historic Landmark lies entirely within the Sandy Hook Unit of Gateway National Recreation Area, a unit of the National Park Service.

Photo by Stan Kocinski

A New Community, Steeped in History

Fort Hancock Use Map, Fall 2014

The National Park Service, in cooperation with the Fort Hancock 21st Century Federal Advisory Committee, proposes a variety of uses for 33 historic buildings within the Fort Hancock and Sandy Hook Proving Ground National Historic Landmark. The RFPs will include the buildings circled below.



Have questions? Ask us!
Email: forthancock21stcentury@yahoo.com



The Use Map (above) is based on community input and expressions of interest. *This map is a work in progress. It may change as conditions change.* Uses include:

- Bed-and-Breakfast/Lodging
- Community/Commercial
- Educational/Commercial
- Residential
- Residential/Office

The site offers hiking, birding, kite surfing, surf fishing and camping as well as access to some of the region's most ecologically and culturally rich resources.

For more information and updates,
visit www.forthancock21stcentury.org

Share Your Vision

Applicants may submit proposals electronically. Hard copies can also be accepted at the address below:

Fort Hancock 21st Century
c/o Business Services
Gateway NRA
210 New York Avenue
Staten Island, New York 10305

Proposals should include:

- two (2) paper copies, and;
- one (1) electronic copy.

Questions?

Please email the park at forthancock21stcentury@yahoo.com or call 732-872-5908.

Highlights

All buildings will be delivered "*as is with all faults.*" All rehabilitation, repairs, maintenance and alterations undertaken by the Lessee must be approved by and coordinated with the park.

Applicants must *obtain their own condition assessments* before filing an application.

Rehabilitations must conform with the National Historic Preservation Act and the *Secretary of Interior's Standards for Historic Preservation and Rehabilitation* (<http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>).

No new buildings will be allowed. Additions to existing buildings, expansion of footprints and demolition of unstable structures may be considered acceptable.

Points to Consider

The applicant's proposal must be *compatible with the historic qualities of the building and landscape.*

It must have *no adverse impact on the environment or visitors' recreation.*

Applicants should *prove their financial capability* to carry out the terms of the proposal.

Applicant should have *prior experience in historic rehabilitation* and operating proposed use.

Applicants should show the ability to conduct its activities in the park in an *environmentally responsible manner.*

Application should state the *benefit to the National Park Service* of the terms proposed, both financial and otherwise.

